

Memorandum

To: Members, Zoning Board of Appeals
From: Katherine Daniel, Deputy P&Z Director, AICP
Date: May 2, 2017
Re: Coastal Site Plan Review, Appl. #7541, 33 Spriteview Avenue

Project: For additions and renovations to add second level to single family residence, to abandon the lower level living space and to make the first finished floor FEMA compliant in flood zone AE 13' Base Flood Elevation in the Saugatuck Shore area within 200' of Mean High Water Line.

This property lies within the Coastal Area Management Boundary, as defined by C.G.S. §22a-94 and therefore, a CAM review is required in accordance with C.G.S. §22a-109 and the *Town of Westport Zoning Regulations* §31-10.

§31-10.6.4 of the zoning regulations requires that a CAM Site Plan application be filed for construction of additions within 200' of Mean High Water Line (MHWL) that expand the floor area by more than 25%. The project is within 200' of MHWL and is expanding the floor area by more than 25%; therefore, a CAM site plan review is required.

The variances requested are for setbacks and coverage for the expansion of a non-conforming building in a Residential A zone.

COASTAL RESOURCES

According to the Cahn, Inc. Map and the applicant, the following coastal resources have been identified as either on site or within influence of the project: General Resources, Coastal Hazard Area, Freshwater Wetlands.

DISCUSSION

Flood Zone: The site is located entirely within the bounding limits of the 100-year Flood Line, which also delineates the boundary of the Coastal Flood Hazard Areas. This section is shown as Zone AE 13' on the FEMA F.I.R.M. Maps, Community Panel 09001C0551G.

The first finished floor of the proposed house will be at El. 17' with a new porch proposed at 14' to comply with the floodplain regulations and the garage will be at El. 7.61' with flood openings. The lower level will be abandoned as finished living space and a Non-Conversion Agreement will be recorded on the land records prior to zoning permit issuance. The lower level must conform to the "Unfinished Space" definition as it is proposed to below the BFE. This is consistent with CAM policies.

Sediment and Erosion Controls: The proposed temporary sediment and erosion controls, such as anti-tracking pad and silt fencing with hay bales, should be installed around entire perimeter of the site prior to commencement of construction and remain in place until the lot is stabilized. This will help to limit possible sediment movement into the coastal resources which is consistent with CAM policies.

The applicant proposes standard sediment and erosion control measures during construction to ensure no construction runoff will reach the tidal canal area.

Storm water Management: The *Connecticut Coastal Management Manual* encourages stormwater management systems which provide that the volume of runoff generated by the first one-inch of rainfall is retained on-site and that the post-development runoff rates and volumes do not exceed pre-development runoff and volumes. CAM policies encourage a reduction in impervious coverage adjacent to coastal waters and other sensitive coastal resources. The building coverage is increasing from 21.28% to 22.12% with the addition of an exterior spiral staircase and chimney and total coverage is increasing from 28.00% to 28.84%. No on-site storm water retention or grading is proposed.

Vegetated Buffer: If a vegetated buffer is determined to be appropriate, the Planning and Zoning Commission will require this as part of the CAM site plan review.

CONCLUSION

The project can be considered consistent with CAM policies for minimizing adverse impacts upon the adjacent coastal systems and resources (General Resources, Coastal Hazard Areas, Freshwater Wetlands) if the following conditions are recommended:

1. Temporary sediment and erosion controls, such as anti-tracking pad and silt fencing with hay bales, should be installed around entire perimeter of the site prior to commencement of construction and remain in place until the lot is stabilized. This will help to limit possible sediment movement into the coastal resources which is consistent with CAM policies;

Attachments:

- Proposed Plot Plan & Zoning Location Survey prepared for Douglass Bassett and Susan Bassett, 33 Spriteview Avenue, Westport, CT, prepared by Walter Skidd, dated 3/8/17
- Building Plans prepared by Douglas Bassett dated 1/17/17 (12 Sheets)

Available in the file:

- Coastal Resources Map prepared by Cahn, Inc. for the Town of Westport's participation in the CAM program